

BRIDGEWATER
ZONING BOARD OF APPEALS
Approved Minutes - Public Hearing / Regular Meeting
Tuesday, January 24, 2023, 7:00 pm
Bridgewater Town Hall, 44 Main Street South, Bridgewater, CT 06752

***** PUBLIC HEARING *****

Call to Order: Chairperson Joe Kuchinski called the public hearing to order at 7:00 p.m.

Roll Call and Designation of Alternates:

Present: Joe Kuchinski, Susan Patrick, Brad Goldstein, Marc Isolda, Ed Muszala (alt)

Also Present: First Selectman Curtis Read, Land Use Coordinator Meg Khare, Michael Scalzo, Toni Capasso

Absent: Jim Crosskey, Greg Artura (alt), Susan Branagan (alt)

Reading of the Legal Notice: M. Khare read the legal notice into the record.

Public Hearing:

1. Application ZBA #22-31-10, Request of Michael Scalzo, 44 Stuart Road East, for a Variance, Section(s): 4.4A.c - Dimensional Requirements, Front Yard, 4.4A.e - Dimensional Requirements, Rear Yard, and 4.6.4.c - Detached Accessory Apartments for a detached accessory apartment.
 - **Application presentation:** Attorney Neil Marcus presented the application.
 - **Correspondence:** Letters in support of the applicant were received from Richard Middendorf, and Rodney and Catherine Flynn.
 - **Questions from the Board:** M. Isolda questioned the enlargement of the structure. Mr. Scalzo stated the 3' x 3' enlargement was due to moving the stair entryway to the apartment.
 - **Close or continue public hearing:** M. Isolda made a motion to close the public hearing at 7:15 p.m. B. Goldstein seconded. Unanimous approval. The public hearing is closed.

***** REGULAR MEETING *****

Call to Order: Chairperson Joe Kuchinski called the regular meeting to order at 7:15 p.m.

Roll Call and Designation of Alternates:

Present: Joe Kuchinski, Susan Patrick, Brad Goldstein, Marc Isolda, Ed Muszala (alt)

Also Present: First Selectman Curtis Read, Land Use Coordinator Meg Khare, Michael Scalzo, Toni Capasso

Absent: Jim Crosskey, Greg Artura (alt), Susan Branagan (alt)

E. Muszala was moved up to voting status.

Approval of Minutes - Public Hearing & Regular Meeting held December 13, 2022:

B. Goldstein made a motion to approve the minutes of the public hearing/regular meeting held December 13, 2023. E. Muszala seconded. Unanimous approval.

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Comments from the Public, Correspondence:

First Selectman Curtis Read spoke about the discussion at the last meeting of the Planning & Zoning Commission which involved loosening the zoning regulations restricting apartment size. Mr. Read also spoke about having an attorney speak to both the Zoning Board of Appeals and the Planning & Zoning Commission to discuss affordable housing and the Town's regulations with regards to affordable housing.

Any Other Business Added by 2/3 Vote of the Board:

1. Election of officers. E. Muszala made a motion to add election of officers to the agenda under Other Business. M. Isolda seconded. Unanimous approval.

Old Business:

1. Application ZBA #22-31-10, Request of Michael Scalzo, 44 Stuart Road East, for a Variance, Section(s): 4.4A.c - Dimensional Requirements, Front Yard, 4.4A.e - Dimensional Requirements, Rear Yard, and 4.6.4.c - Detached Accessory Apartments for a detached accessory apartment. B. Goldstein made a motion to approve the application as presented for a variance to the setback and a variance to the lot size. E. Muszala seconded. Unanimous approval.

New Business: none

Other Business:

1. Training requirements. M. Khare gave an overview of the training requirements.
2. Election of officers. S. Patrick made a motion to elect Joe Kuchinski as Chairperson. M. Isolda seconded. Unanimous approval. J. Kuchinski made a motion to elect S. Patrick as Secretary. M. Isolda seconded. Unanimous approval.

Adjournment: M. Isolda made a motion to adjourn. E. Muszala seconded. Unanimous approval. Meeting adjourned at 7:40 p.m.

Respectfully submitted,

Meg Khare

Meg Khare
Land Use Coordinator